CRABTREE LANE, MANCHESTER

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN : BIODIVERSITY

April 2026

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Keepmoat Homes Limited to prepare a Construction and Environmental Management Plan: Biodiversity (CEMP). The plan has been produced in support of the planning application at Crabtree Lane, Manchester, M11 4GU, for the construction of 194 dwellings, including access roads, private amenity gardens and Public Open Space. This document is to discharge condition 4, planning reference (142609/FO/2025).

1.1.2. The author of this report is Max Robinson BSc, Ecologist at Collington Winter Environmental Ltd. Max is a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has 4 years in habitat restoration and conservation. The preparation of this CEMP has been overseen by Eleanor Clark BSc (Hons) MSc ACIEEM, Senior Ecologist and Habitat Banking Lead at Collington Winter Environmental Ltd. Eleanor has five years' experience in ecological consultancy, with substantial expertise in undertaking Biodiversity Net Gain assessments, and developing habitat creation, enhancement, and management strategies. As well as producing letter statements like the Wildlife RAM's letter statement prepared alongside this report.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located approximately 4km east of Manchester City Centre, north of Openshaw, a suburb of Manchester.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. This report has been written with the view it can be used to aid site contractors in understanding works required as part of the planning approval.

1.3.2. The objectives of the CEMP include:

- To demonstrate that the risks associated with construction activities that may damage ecological features have been appropriately assessed and mitigated.

- To identify and clearly define biodiversity protection zones within and adjacent to the site in order to safeguard sensitive habitats and species.
- To implement practical mitigation measures, including both physical controls and sensitive working practices, to avoid or minimise ecological impacts during construction.
- To ensure that the location and timing of construction activities are carefully planned to avoid harm to biodiversity features, taking into account seasonal and ecological constraints.
- To establish when specialist ecological supervision is required during construction and ensure that such works are appropriately overseen.
- To define clear roles, responsibilities, and communication procedures to support the effective implementation of ecological protection measures.
- To outline the role and responsibilities of the Ecological Clerk of Works (ECoW), or other suitably qualified personnel, in monitoring compliance and advising on ecological matters on site.
- To provide and maintain protective fencing, exclusion barriers, and appropriate signage to safeguard sensitive ecological areas and prevent accidental disturbance or damage.

2. BASELINE CONDITIONS

2.1. PREVIOUS SURVEYS AND ASSESSMENTS

2.1.1. A Preliminary Ecological Appraisal (PEA) of the site was completed in March 2025 by Collington Winter Environmental Limited which found the site to provide value or potential value for reptiles, amphibians, birds, bats, badgers, and hedgehogs.

2.1.2. Further details relating to the status and recommended provisions for these species can be found in the Preliminary Ecological Appraisal (PEA) (Collington Winter, CW20-2148 PEA RPT-001), Nocturnal Bat Survey Report (Collington Winter, NBR CW20-2148-02) and Eco Enhancement Plan (Collington Winter, CW20-2148 EEP RPT-001).

2.1.3. The buildings previously located on the site have since been demolished.

2.2. ECOLOGICAL CONSTRAINTS

2.2.1. Please refer to Table 2.1 summarising the ecological constraints identified and anticipated to be on site, and the potential risks of the proposed development during the construction phase.

Table 2.1 Ecological Constraints and Potential Risk Summary

Ecological Constraint	Potential Risk	Relevant Legislation and Planning Policy
Designated Sites		
The site is located within the Impact Risk Zone for Hollinwood Branch Canal SSSI, Huddersfield Narrrow Canal SSSI and Rochdale Canal SAC and SSSI. Ashton Canal (West) SBI is adjacent to the northern boundary of the site and Ashton Canal (East) SBI is located approximately 213m east of the site.	There is potential for the direct and indirect impact of Ashton Canal (West) SBI during the construction phase through accidental pollution events, dust deposition, mud and spoil from excavations.	Wildlife and Countryside Act (1981) (as amended).
Habitats and Flora		
Retained woodland	There is potential for damage to occur to the retained woodland flora and fauna, trees and roots during the construction phase.	Wildlife and Countryside Act (1981) (as amended).
Invasive Non-Native Species	There is a risk of invasive non-native species becoming established on site, with the potential to spread and result in the degradation and displacement of existing habitats.	Wildlife and Countryside Act (1981) (as amended).
Fauna		
Reptiles	There is limited suitable habitat on site for reptiles, due to the predominance of hardstanding. However, the site offers some sheltering habitat in the form of woodland edge and rubble piles which cannot be discounted. There is potential risk of injury or death to individuals during the construction phase.	Wildlife and Countryside Act 1981 (as amended). Section 41 of the Natural Environment and Rural Communities Act (2006).
Amphibians	The scrub and woodland around the site may offer some value as terrestrial habitat for common amphibians. There is potential for the species to be present, therefore there is risk of injury or death to individuals during the construction	Great crested newts are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations (2017)

	phase.	Common toad are listed as species of Principal Importance in England, as defined by Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006).
Bats (roosting)	No roosting bats were identified during the surveys; however, a residual risk of bat roosting cannot be fully discounted due to limited visibility within parts of the buildings caused by dense vegetation. The majority of trees on site were self-set and did not provide roosting features for bats. However, if any mature trees are identified on site, a ground level tree assessment is required prior to the removal of the trees. Due to the proposed removal of buildings and trees, there is a risk of killing and/or injuring individual bats, and/or destruction of a bat roost.	The Conservation of Habitats and Species Regulations 2017 (as amended) and by UK law by the Wildlife and Countryside Act 1981.
Bats (activity)	Slow-flying species such as brown long-eared, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered. Risk of negatively impacting foraging and commuting bats and associated commuting/foraging corridors, due to an increase of construction lighting.	The Conservation of Habitats and Species Regulations 2017 (as amended) and by UK law by the Wildlife and Countryside Act 1981.
Breeding birds	Nesting birds are anticipated to utilise the woodland, scrub habitats, scattered trees and line of trees on site, therefore may be susceptible to disturbance in the construction phase of development.	With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended) and bird species listed on Schedule 1 of the Act receive further protection.
Badger (*Meles meles)*	No badgers identified onsite. The site provides suitable conditions for sett building within the woodland and scrub habitats. Therefore, it is considered that badgers may be present on site, therefore there is a potential risk of injury or death to individuals during the construction phase.	Protection of Badgers Act 1992
Hedgehog (*Erinaceus europaeus*)	Given the habitats present within the site including woodland and scrub, it is anticipated that hedgehog could be present within the site, and other mammal species typical of rural environments. Therefore there is a potential risk of injury or death to individuals during the construction phase.	Listed on the UK BAP species in 2007 and is on the Biodiversity Lists for England and Wales.
Otter (*Lutra lutra)*	The section of the Ashton Canal to the north of the Site provides suitable habitat for riparian mammals such as otter which are inhabitants of freshwater habitats. It is anticipated that otter may commute through or adjacent to the site boundary, therefore should be considered during development, as there is a potential risk of injury or death to individuals during the construction phase.	Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017.

Water vole *(Arvicola amphibius)*	The section of the Ashton Canal to the north of the Site provides suitable habitat for riparian mammals such as water vole which are inhabitants of freshwater habitats. It is anticipated that water vole may commute through or adjacent to the site boundary, therefore should be considered during development, as there is a potential risk of injury or death to individuals during the construction phase.	Schedule 5 of the Wildlife and Countryside Act 1981 (as amended)

CONSTRUCTION-TYPE ACTIVITIES WITH POTENTIAL IMPACTS TO BIODIVERSITY

2.2.3. The following activities could impact biodiversity on and/or offsite and should be included as part of the risk assessment.

- Site clearance:
  - Removal of vegetation during the active bird nesting season (March to September, inclusive).
  - Removal of materials on site such as rubbles that could be used by amphibian and reptilian species.

- Site Layout:
  - Location of temporary buildings onsite and the potential impact to surrounding habitats.
  - Temporary storage piles that could attract amphibians into the site boundary.
  - Direction of site lighting and potential impacts on surrounding habitats.
  - Storage of toxic chemicals.
  - Site fencing

- Groundworks:
  - Ground investigations, which includes earthworks and associated machinery.
  - Clearance works using an excavator and transporting the materials using dumpers.
  - Underground services throughout the site.

- Areas of construction and construction works:
  - Areas of wet trades which includes concrete pouring and pollution risks.
  - Nighttime working and artificial lighting.
  - Dust and Noise pollution.
  - Increased in traffic during construction and post development.

- Incidents due to the works:
  - Vandalism.
  - Fire, pollution and accidental pollution events.
  - Incorrect disposal of waste.

3 CONTROL OF WORKS

3.1. SITE OPERATIONS

3.1.1. All operations on site will be the overarching responsibility of the site manager. The project ecologist will consult with the site manager to ensure that all site staff are appropriately inducted to the site and are aware of their legal responsibilities regarding wildlife legislation. Updates, regarding ecology, between the project ecologist and site manager are to be completed every quarter year.

3.1.2. The project ecologist will ensure that the site manager is aware of all working methods relevant for each phase of works. It will be the site manager's responsibility to ensure all site contractors are aware and competent to undertake these works.

3.1.3. The ECoW will supervise works where necessary, as detailed in Section 5. All works will be recorded within a site diary which will be reviewed periodically by the project ecologist. Any issues will be reported immediately to the project ecologist, and where necessary works may be paused to explore alternative methods.

3.2. ECOLOGICAL CLERK OF WORKS (ECOW)

3.2.1. A suitably qualified ecologist will be employed as an official ECoW on site and will be responsible for undertaking all ecologically sensitive works on site, including undertaking any required Toolbox Talks and supervision work.

3.2.2. They will also be the nominated person of contact when required and responsible for the following during the construction phase of development:

- Undertaking nesting bird checks pre-vegetation clearance on site, under the Wildlife & Countryside Act 1981 (as amended).
- Providing advice to developers and contractors when desired on how best to minimise impacts on site biodiversity throughout the construction phase of development if necessary.
- Where deemed necessary, giving Toolbox Talks on protected species and sensitive habitats to contractors carrying out works within the site. These will cover all potential protected species, invasive species and habitats relevant to the site and what to do should any such flora or fauna be discovered during the works.
- Carry out pre-commencement and supervision works as outlined in Section 5, to minimise risk of breaching relevant legislation.
- Being the main point of contact should any issues relating to ecology arise during site construction.
- The ECoW will be provided with an updated programme of works to determine watching brief requirements and the associated ecological issues before commencement of any development related activities on site.

3.2.3. If the ECoW identifies any issues in relation to ecology or considers that the CEMP is not being adhered to at any point during construction, the developer will be contacted, and measures will be taken to resolve any issues. If the ECoW or construction team identifies any ecological issues themselves, the ECoW will be contacted for advice immediately.

4 MANAGEMENT PLAN

4.1. GENERAL POLLTION CONTROL MEASURES

4.1.1. Measures will be taken throughout the construction phase to avoid pollution incidents, which may indirectly affect terrestrial or aquatic habitats and associated protected/notable fauna. Pollution prevention and control strategies will be adhered to at all times. Any accidental damage to the adjacent habitats or fuel spillages within proximity to the site and/or adjacent habitats will be reported to the site manager and the ECoW.

4.1.2. The removal of established vegetative cover can lead to the loss of large quantities of soil particles and suspended silt to watercourses which can then cause significant pollution of water. Therefore, any earth moving works or other similar operations giving rise to contaminated drainage must be carried out in accordance with BSI Code of Practice for Earth Works, BS6031: 2009. Net fencing will be placed along any stretches of the site boundary near the Ashton Canal SBI, where appropriate, maintaining a buffer distance of 5m from the watercourses to avoid damage to potential riparian wildlife. The fencing will minimise debris and dust from entering the offsite watercourses and connected habitat.

4.1.3. Installation of silt control devices will be used to catch sediment/water run-off where appropriate, utilising methods that avoid ground penetration where possible, such as sandbags. The proposed regular checks, to be completed by the site manager, will ensure the installed silt control devices are in place and are effective. The silt control devices will be replaced, or additional devices installed, if silt run-off is evident. Site management will take a key role in ensuring silt control devices are effective to minimise the potential impacts of the construction phase on local watercourses.

4.1.4. All refueling will be carried out in the designated compound which will be located as far away from the offsite watercourse as is possible, with a minimum distance of 30m. Irrespective of the buffer distance and location of refueling, drip trays and spill kits will be available in accordance with standard best practice across the construction industry. Areas of waste, oil/fuel / chemical storage and permanent refueling will be located as far away from the watercourse or drainage paths as is possible. Such storage areas will be appropriately sited to prevent the downward percolation of contaminants to natural soil and groundwater.

4.1.5. All contractors are to be made aware of procedures to follow an incident should occur including the use of spill equipment and how to manage and dispose of waste materials legally. All contractors are to report directly to the Site Manager and to the ECoW (if appropriate). Before any works commence, the site manager will be identified, and their contact details will be made available to all contractors.

4.1.6. Incidents can include spillages (e.g., from oils and chemicals), contaminated surface water run-off, flooding, damage to underground services, damage to habitats and poor waste disposal and storage. If in doubt, report it. Any environmental incidents will be reported immediately by calling the Environment Agency Incident Hotline:

0800 80 70 60
(Press 1 for 24-hour service)

4.1.7. Retained habitats are to be appropriately fenced as ‘Biodiversity Protection Zones’ and all staff personal undertake a site induction on their working limits in regard to protected habitats within the vicinity of the site.

4.2. SOIL DISRUPTION AND EROSION CONTROL MEASURES

4.2.1. Measures to control soil disruption and soil erosion must be implemented during works to prevent unwanted run-off of sediments and nutrients into the Ashton Canal and other associated designated sites. In order to reduce the area of exposed ground, particularly in areas adjacent to the riparian corridor, topsoil will be stripped and stored in phased, minimal area sections, with silt fencing, sediment barriers, or coir rolls installed downslope of exposed soils to intercept sediment before it reaches drainage pathways. Soil handling will be avoided during periods of heavy rainfall or when soils are saturated to prevent rutting, compaction, and uncontrolled runoff.

4.2.2. Stockpiled soils will be covered with geotextile sheeting, tarpaulin, or temporary seeding to prevent wind and rain erosion, with disturbed ground reinstated as early as practicable using native seed mixes to stabilise soils and reduce erosion risk.

4.2.3. Temporary drainage features such as swales or settlement ponds should be implemented to retain and treat

sediment laden runoff before any controlled discharge. Sediment traps should be placed at strategic points along overland flow routes to slow water and capture suspended solids. Drainage channels should be lined or stabilised to prevent scouring and sediment mobilisation. Clean water should be directed away from disturbed areas using temporary bunds, cut off drains, or diversion channels.

4.2.4. Plant used on site should be low-ground-pressure where possible to minimise soil disturbance and compaction. Haul routes and working areas should be constructed with permeable surfacing, stone tracking, or matting to reduce mud generation and transport. Wheel wash or tracking control measures should be established at site exits to prevent sediment being carried onto public roads and washed into drains leading to the Ashton Canal.

4.2.5. Erosion control measures will be inspected daily during wet weather and weekly in normal conditions, and any damaged features must be repaired or replaced immediately.

4.3. DRAINAGE CONTROL MEASURES

4.3.1. Drainage measures shall be established on site in order to prevent contamination of the offsite watercourse throughout construction. It will be the responsibility of the Principal Contractor to ensure implementation of drainage controls, compliance, and monitor ongoing inspection and record-keeping.

4.3.2. Temporary drainage systems will be decommissioned and removed only once permanent, approved drainage systems are fully operational.

4.4. GENERAL DUST AND AIR QUALITY CONTROL MEASURES

4.4.1. Dust will be generated during the construction works on site. The dust can be wind borne from ground surfaces or emitted from handheld percussive equipment and saws. As well as being a nuisance, dust is also a health and safety hazard particularly when inhaled. The client will ensure that where possible, dust extraction and suppression equipment is used to minimise the migration of dust through the project.

4.4.2. Water needed for dust suppression during the construction activities and on the haul road during periods of dry weather will be clean water. Clean water may be obtained from recirculated clean or treated (silt removed) drainage waters or from mains supplies. Dust suppression methods will be considered especially during dry periods. The methods must ensure dust cannot contaminate surrounding areas, cause pollution of watercourses or damage to any wildlife and ecology. Task-specific risk assessments will define areas as at risk of dust contamination.

4.5. GENERAL VIBRATION AND NOISE CONTROL MEASURES

4.5.1. All construction works will be completed during daytime hours, commencing at least one hour following sunrise, and concluding at least one hour prior to sunset, minimising noise and vibration disturbance.

4.5.2. Suitable methods will be undertaken to ensure the reduction of disturbance. Where it is deemed the impact of the noise is a significant risk, alternative methods will be utilised where possible to mitigate this risk. Use of low noise plant and good plant maintenance will be incorporated on site.

4.5.3. Construction will be carried out in accordance with HSE Vibration Regulations, and BS 5228-2 Vibration Control on Construction and Open Sites.

4.6. GENERAL LIGHTING CONTROL MEASURES

4.6.1. Lighting is to follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting in the UK” (2023). The construction lighting may impact species on site and within the local area which are sensitive to light.

- The following luminaire specifications are to be followed to ensure the adjacent habitats remain free from additional lighting as recommended in BCT’s guidance:
- All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires will be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most

disturbing to bats (Stone, 2012).

- Internal luminaries can be recessed where installed in proximity to windows to reduce glare and light spill.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaries will always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting will be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1- or 2-minute timer is likely to be appropriate.

4.6.2. Construction lighting is not to be directed towards retained habitats and surrounding habitats, including the Ashton Canal and retained woodland.

4.6.3. All construction works will be completed during daytime hours, commencing at least one hour following sunrise, and concluding at least one hour prior to sunset. This will reduce disturbance to any local nocturnal and crepuscular wildlife.

4.6.4. Security lighting, if required, will following the key measures:

- Motion detector lights to minimise lighting over long periods of time
- To be directed away from retained habitats. Directional lighting is to be achieved by angle and orientation of beam use of a cowl, louvre or other light shield, or a combination of these.

4.6.5. The mitigation hierarchy must be implemented regarding night lighting. A 'no light approach' should be followed unless there is a justifiable need for lighting. If artificial lighting is required during the construction phase and / or post-development, it must be minimal and low-level. A sensitive lighting scheme should be designed in collaboration with an ecologist to prevent unnecessary illumination of habitats, specifically the watercourse north of the site (Ashton Canal) and associated habitats, and the retained woodland on site.

4.7. HABITATS

ONSITE: RETAINED WOODLAND

4.7.1. Temporary protective demarcation fencing will be used to protect the woodland that is being retained. The fencing must extend outside the canopy of the retained woodland and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.

4.7.2. The fencing (e.g. Heras fence) and appropriate signs / notices, to ensure that the woodland is protected from construction-related damage, will be in accordance with the Arboricultural Impact Assessment (Collington Winter, CW20-2148 AIA 001) and BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

OFFSITE: ASHTON CANAL AND ASSOCIATED PRIORTIY HABITATS

4.7.3. The general control measures detailed in Sections 4.1 – 4.4 are to be implemented to minimise risk of pollution impacts of water features onsite and offsite.

4.7.4. The following working methods are to be completed during the construction phase, relating to aquatic habitats off site:

- A buffer distance of at least 5m is to be maintained between the Ashton Canal and construction locations.
- Net fencing, silt control devices, and spill kits are to be installed and utilised where appropriate.
- All site machinery and materials will be appropriately stored away from the Ashton Canal and other Priority Habitats (approximately 30m) to avoid accidental spillage.
- No refuelling of machinery will be undertaken within 30m of the watercourse.
- All operational plant will be kept well maintained.
- Turning off plant machinery when not in use.

4.7.5. The general lighting control measures outlined in Section 4.6 are to be implemented in relation to the Ashton Canal, adjacent riparian corridor and the retained woodland to avoid indirect impact of lighting disturbance to the

Priority Habitats and associated wildlife.

4.8. FAUNA

AMPHIBIANS AND REPTILES

4.8.1. Common amphibians such as common toads are anticipated to be on site given the habitats provide suitable foraging resources and refugia. It is also possible that amphibian and reptile species may utilise the riparian corridor adjacent to the site for commuting purposes.

4.8.2. Areas of dense vegetation are to be removed under ECoW supervision and are to be strimmed to 300mm (considers presence of hedgehog also). The areas will be inspected for presence of amphibians and reptiles prior to clearance and if found they will be removed from the extraction site to suitable habitat. All vegetation is to be strimmed in a directional manner towards the woodland or safe habitat off site to allow any reptiles present the chance to naturally disperse.

4.8.3. Vegetation clearance will be undertaken when temperatures are above 10 degrees when reptiles are active to avoid the risk of harming inactive individuals.

4.8.4. Storage of materials/waste is best undertaken on areas of hard standing or bare ground. Waste is best stored in skips or removed off site as soon as possible to avoid creating refuges which could be utilised by amphibians and reptiles. Mounds of soil are to be compacted around the base to avoid creating refuges which amphibians and reptiles could utilise.

4.8.5. Site working is to avoid the creation of temporary waterbodies which may be attractive to amphibians. For this purpose, excavations can be backfilled as soon as possible following creation or fitted with ramps to allow a means of escape. A check for the presence of amphibians is advisable before excavations are infilled.

BATS (ROOSTING)

4.8.6. No bat roosts were identified in any of the buildings on site either by the IR cameras or the surveyors. However, some of the aspects of the buildings were not visible due to dense areas of vegetation. Due to very low bat activity levels recorded throughout the survey, the likelihood of the site offering roosting is very low. The site provides overall low foraging value.

4.8.7. Due to vegetation growth partially obscuring some of the vantage points, it is feasible that bat roosts may exist within some aspects of the buildings although very unlikely, it is therefore required that the demolition work is done under Precautionary Working Methods (PWMs).

4.8.8. It is recommended that the following PWMs are to be undertaken under the supervision of a licenced bat ecologist to reduce the risk of killing or injuring any bats that may be affected during construction:

- All contractors working on the site will be briefed with a Toolbox Talk by the licenced ecologist, on the legal protection afforded to bats and their roosts, and on how to proceed if a bat is discovered during the work.
- The licenced ecologist will undertake a daylight inspection to assess the status of the site for bats prior to works commencing on site. This will be conducted using an elevated platform, scaffolding, or ladders where necessary to inspect all walls covered by dense vegetation for field signs of bats.
- All potential roosting features identified within the initial Preliminary Roost Assessment (as part of a Preliminary Ecological Appraisal) completed by Collington Winter Environmental Ltd (2025; Ref: CW20-2148 PEA RPT 001) will be inspected with a torch and /or endoscope, if no evidence of bats are found, works may proceed unsupervised at the discretion of the appointed ecologist.
- If any bats are discovered during the proposed works, all works will cease, and Natural England is to be contacted immediately and a licence to be obtained before any further work can continue.
- Construction noise should be kept to a minimum, where feasible to minimise risk of noise disturbance.
- Timings of the construction working hours should be constrained to between 08:00-18:00, where possible, so as not to disturb the bats emerging or returning to the roost during the dusk and dawn periods with temporary additional lighting

4.8.9. If a bat is discovered at any unsupervised time, work must cease immediately, and a licenced bat handler must be called for advice. This advice will include leaving the bat to disperse of its own accord or wait for the licenced ecologist to move the bat. Builders and contractors are explicitly forbidden from handling bats except in the case of finding a trapped or injured bat. In which case the bat may be moved into a safe and secure place (e.g., a box) and the registered ecologist must be contacted immediately).

BATS (ACTIVITY)

4.8.10. Construction lighting is to be appropriately placed to minimise directional and light spill on habitats of importance.

4.8.11. As stated in Section 4.6, security lighting during construction is to be appropriately placed to avoid retained habitats which are of value for foraging and commuting bats (i.e. hedgerow and trees).

BREEDING BIRDS

4.8.12. For any vegetation clearance undertaken within the breeding bird season of March to September, inclusive, ECoW will be present to undertake a nesting bird check of vegetation to be removed, including areas of scrub to consider potential ground-nesting birds, within 48 hours of clearance works.

4.8.13. Active nests will be protected, and a buffer marked out with appropriate fencing (such as Heras fencing), until the young have fledged. The ECoW will determine the required buffer area based on species and status of breeding condition.

BADGER

4.8.14. No badger setts or pathways were identified during the survey; however, they may be within the local area. Badgers are transitory and may turn up on-site at any time. The following Precautionary Working Methods will be adhered to ensure that no badgers are impacted by the proposed development (Badger Trust, 2023):

- An updated badger walkover is required immediately prior to construction commencing, undertaken by a suitably qualified ecologist.
- Ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends.
- Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become trapped.
- Open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
- During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- The storage of topsoil or other “soft” building materials within the site should be given careful consideration. Badgers will readily adopt such mounds and dig setts which would then be afforded the same protection as established setts. To avoid the adoption of such mounds, they should be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off for higher-risk areas.
- Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.
- Ensure no dogs are brought to the work site.
- Security lighting should be kept to a minimum and away from setts to avoid disturbance to any badgers on site.
- Fires should be lit only in secure compounds away from areas of badger activity and should be fully extinguished at the end of the working day.
- Use of noisy plant or machinery should cease at least one hour before sunset and not commence until an hour after sunrise to avoid causing a disturbance to badgers or preventing access or egress to setts.
- Badger paths must not be blocked to ensure access to foraging areas is maintained.

HEDGEHOG

4.8.15. During site clearance, any areas of dense vegetation are to be strimmed to 300 mm and cleared under ECoW to ensure no sheltering mammals are impacted by the works. If hedgehogs are located, they will be carefully moved by hand to outside of the working area.

4.8.16. If any injured hedgehogs are located, they should be taken to a local vet.

OTTER

4.8.17. As stated within the PEA (Collington Winter, CW20-2148 PEA RPT-001) it is possible that otter may utilise the Ashton Canal for foraging and commuting purposes, therefore it is possible that they may commute onto the site or adjacent areas.

4.8.18. All works will be undertaken in accordance with the Environment Agency Pollution Prevention Guidelines and the CEMP, (as discussed in Sections 4.1 – 4.4) to minimise the risk of pollution and siltation of the Ashton Canal.

4.8.19. The General Lighting Consideration (located within Section 4.6) states no lighting is to be directed or is to spill in the direction the adjacent Ashton Canal. No lighting is to be aimed at the Ashton Canal corridor, which will maintain the feature as a dark commuting route for the species.

4.8.20. The PWMs for badger will minimise potential risk of killing or injuring of otter during the construction phase. Additional PWMs which are to be completed throughout the construction phase include:

- All excavations will be battened at a 45-degree angle, or a ramp will be placed within the excavation, to allow escape should animals become trapped.
- All site machinery and materials will be appropriately stored to avoid harm to the species.
- No works within 30m of the Ashton Canal will be undertaken after dusk or before dawn.
- Any temporarily exposed open pipe system will be capped in such a way as to prevent otters gaining access, as this may happen when contractors are off-site.
- Commuting otters may lie-up in stacked pipes or beneath pallets. These features, where they are within 30m of the canal, are to be inspected daily before the start of works.

WATER VOLE

4.8.21. During construction the following PWMs should be adhered to:

- A precautionary buffer of approximately 5 m from the canal edge should be maintained where practicable, within which machinery, materials, fuels, and chemicals will not be used or stored.
- Pollution prevention measures should be implemented to prevent sediment, fuels, or other contaminants entering the watercourse.
- Heavy machinery and vibration-generating activities should be kept to a minimum within 5 m of the canal bank, as excessive vibration or excavation could destabilise banks and potentially collapse water vole burrows within more suitable sections of the canal.
- Where works are required close to the canal edge, the reconstruction of the wall should be undertaken by hand from the site side where possible, and excavation undertaken carefully to minimise disturbance.
- Contractors should receive a toolbox talk on protected species, and any excavations left open overnight should be covered or fitted with escape ramps to prevent animals becoming trapped.

5. SUMMARY

5.5.1. The aims and objectives of the CEMP have been demonstrated through the following measures:

- The risks associated with construction activities that could potentially damage ecological features have been appropriately assessed and suitably mitigated.
- Biodiversity protection zones within and adjacent to the site have been clearly identified and defined to safeguard sensitive habitats and species.
- Practical mitigation measures, including both physical controls and sensitive working practices, have been implemented to avoid or minimise ecological impacts during construction.
- The location and timing of construction activities have been appropriately planned and will be managed to avoid harm to wildlife and the environment, taking into account seasonal and ecological constraints.
- Requirements for qualified ecological supervision during construction have been established, and relevant works will be appropriately overseen.
- Clear roles, responsibilities, and communication procedures have been defined and will be implemented to support the effective delivery of ecological protection measures.
- The role and responsibilities of the Ecological Clerk of Works (ECoW), has been clearly defined to ensure compliance and provide ecological advice on site.
- Protective fencing, exclusion barriers, and appropriate signage will be installed and maintained to safeguard sensitive ecological areas and prevent accidental disturbance or damage.

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TIMING OF WORKS			
CONSTRUCTION ACTIVITIES	**ACTION**	**TIMING**	**RESPONSIBILTIES**
PRE-CONSTRUCTION/SITE CLEARANCE			
Erection of protection fencing	Installation of fencing to protected retained/adjacent habitats where required. Installation of net fencing and pollution control fencing (silt/waffles), and appropriate signage where required along the northern site boundary to protect the adjacent Ashton Canal and riparian habitats. Twice annual checks of fencing will be completed by the ECoW to ensure the works detailed in the Plan are being followed and remedial measures will be completed by the site manager where required.	Prior to Construction Phase	Site Manager
General Control Measures	Measures will be taken throughout the construction phase to avoid pollution and disturbance incidents, which may indirectly affect habitats and associated protected/notable fauna, as detailed in Sections 4.1 – 4.5.	Prior and during Construction Phase	Site Manager
General Lighting Control Measures	Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these, as detailed in Section 4.6.	Prior to Construction Phase	Site Manager
Vegetation Clearance - Nesting bird checks	For any vegetation clearance undertaken within the breeding bird season of March to September, inclusive, ECoW will be present to undertake a nesting bird check of vegetation to be removed, including grassland to consider potential ground-nesting birds, within 48 hours of clearance works.	March to September (if required)	ECoW and Site Manager
Vegetation Clearance – Hedgehogs, Reptiles and Amphibians	PWMs for amphibians, hedgehogs and reptiles during the removal of debris/wood piles, and removal of dense scrub.	February - May (if required).	ECoW and Site Manager
Pre-commencement walkover – Badgers	Updated badger walkover of habitats on site and within 30 m of the site boundary immediately prior to works commencing on construction phase. If badger sett located, relevant protection measures to be put in place by ECoW.	Anytime of the year	Contractors, supervised by ECoW (if required)

DURING CONSTRUCTION			
Vegetation Clearance - Nesting bird checks	For any vegetation clearance undertaken within the breeding bird season of March to September, inclusive, ECoW will be present to undertake a nesting bird check of vegetation to be removed, including grassland to consider potential ground-nesting birds, within 48 hours of clearance works.	March to September (if required)	ECoW and Site Manager
Retained Habitats Protection	Pollution control measures detailed in Section 4 are to be followed throughout the construction phase.	Throughout construction phase	Site Manager
PWMs – Hedgehogs, Reptiles and Amphibians	PWMs for hedgehogs, amphibians, and reptiles are to be followed throughout the construction phase.	Throughout construction phase.	ECoW and Site Manager
PWMs – Badger, Otter and water vole	PWMs for badger, otter and water vole are to be followed throughout the construction phase.	Throughout construction phase	Site Manager

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